

# Berger Realty

Since 1928



Berger Realty, Inc.  
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105 Thompson  
Egg Harbor Township, NJ 08234

Asking \$1,299,900.00



## COMMENTS

WOW! Don't miss this rare opportunity located on a picturesque 14+/- acres. Lovingly RESTORED Sunday Drive Farm, a working Lavender Bee & Flower Farm! This 2,300 sq. ft farmhouse has a New septic, New gas heat & central air, New bathroom, New water treatment system, New water heater, 3 large bedrooms, 2.5 baths, spacious living room with wood burning fireplace, beautiful French doors to a Renovated Kitchen with French doors to a solarium, the Dining room has a beveled glass door & built in China cabinets. Most of the floors throughout the home are original wide plank hardwood with wooden pegs & original exposed beams. The ceilings in the LVRM & staircase are sandblasted, repurposed wood from the old guard rails along the original GS parkway & handrail on the staircase was made from a horse & carriage harness. All bedrooms have oversized closets, the primary bedroom has French doors with a Juliet type balcony overlooking the solarium. One of the bedrooms has a walk-up staircase leading to the attic which could be easily finished & made into an extra living space. The home is situated on 14+/- acres of cleared farmland, an open garage, shed, greenhouse, all buildings are serviced with solar panels (paid outright) which are free standing away from the house. The 2-story BARN is Amazingly Impressive with New Septic, New gas heat, a brand-New bathroom, New Water treatment system, building has water & electric. 1st fl is commercial (Barn store) with a 2nd fl loft. This is a perfect spot for an at home professional, business owner, or hobbyist! This can be a full-time residence or investment! Loads of potential just waiting for your creative flair to take it to the next step! With all the updates, there is nothing left to do but move in and make it here is an additional buildable lot that is included that can be sold and the live farm status. Call the listing agent for more details.

Ask for Margarita Kozhanchik

## PROPERTY DETAILS

Berger Realty Inc.  
Parking/Garage  
11 or more spaces  
On Sale 609-399-0076

Email to: mak@bergerrealty.com

Interior Features  
Handicap Features  
Living Space Available  
Smoke/Fire Alarm  
Storage

Cooling  
Central

Water  
Private  
Well



Sewer  
Private